

Chesapeake Bay Exception CBE-11-101: 125 Braddock Road-Swietuchowski

Staff report for the May 11, 2011 Chesapeake Bay Board Public Hearing

This staff report is prepared by James City County Engineering and Resource Protection to provide information to the Chesapeake Bay Board to assist them in making a recommendation on this assessment. It may be useful to members of the general public interested in this assessment.

Existing Site Data & Information

Applicant: Piotr Swietuchowski

Land Owner: Piotr Swietuchowski

Location: 125 Braddock Road

Parcel: Lot 63, Marywood Subdivision

Parcel Identification: 4722600063

Lot Size: 0.36 acres

RPA Area on Lot: 0.07 acres or 19.4% of the lot

Watershed: Mill Creek (HUC Code JL33)

Proposed Activity: Installation of a storage shed

Proposed Impacts

Impervious Area: 150 square feet

RPA Encroachment: Landward 50 foot RPA Buffer

Brief Summary and Description of Activities

Mr. Piotr Swietuchowski of 125 Braddock Road in the Marywood Subdivision has applied for an exception to the Chesapeake Bay Preservation Ordinance (Ordinance) for an encroachment into the RPA buffer for the construction of a storage shed approximately 150 square feet in size. The proposed shed is approximately 15 ft. x 10 ft. and will be located at the rear of the property adjacent to a heavily wooded area. The proposed shed lies entirely within the landward 50 ft. RPA buffer. The location of the proposed construction was chosen due to moderately steep slopes in the main backyard area that would inhibit a stable area to place the shed.

A RPA Mitigation Planting Plan (Plan) has been provided along with the exception request for your review. The plan proposes to mitigate for the RPA impacts by planting four (4) native canopy trees directly adjacent to the location of the proposed shed. The applicant has agreed in the mitigation plan to allow Engineering and Resource Protection Division Staff to determine the type of native canopy trees to be used for the mitigation.

The number of plantings proposed exceeds the standard mitigation planting requirements of the County for impervious cover impacts. The shed is considered as impervious cover by staff.

Staff Recommendations

The issue before the Board is the addition of 150 square feet of impervious area within the landward RPA buffer for construction of the shed. The Board is to determine whether or not this is consistent with the spirit and intent of the Ordinance and make a finding based upon the criteria outlined in Section 23-14(c) of the Ordinance. There are five review criteria within this section of the ordinance.

Staff has fully reviewed the application and exception request and has determined impacts associated with the proposal to be minimal and are adequately offset with implementation of the mitigation plan. If the Board favors the resolution to grant approval, staff recommends the incorporation of the following conditions into the approval:

1. The applicant must obtain all other necessary local permits as required for the project.
2. All proposed mitigation plantings shall meet James City County standards of 1" caliper for the canopy and understory trees and proposed shrubs shall be minimum three gallon size.
3. Full implementation of the RPA Mitigation Plan submitted with the WQIA and any additional Board mitigation requirements shall be guaranteed through the provisions of the Ordinance contained in Sections 23-10(3) (d) and 23-17(c) which is providing a form of surety satisfactory to the County Attorney.
4. This exception request approval shall become null and void if construction has not begun by May 11, 2012 or all improvements including the required mitigation plantings are not completed by that expiration date.
5. Written requests for an extension to an exception shall be submitted to the Environmental Division no later than 2 weeks prior to the expiration date.

Background

Based on staff review of County records, the lot was recorded following the adoption of the Chesapeake Bay Preservation Ordinance and the house was built in 2008. As the proposed shed is considered accessory in nature, it cannot be administratively reviewed and therefore in accordance with section 23-14 of the Ordinance, an exception request must be considered by the Chesapeake Bay Board following public hearing under the formal exception process. The exception request before the board, and decision to approve or deny by resolution, is for encroachment into the RPA buffer for the construction of a storage shed approximately 150 square feet in size.

For the Board's information, a Chesapeake Bay Ordinance Notice of Violation was issued to the landowner on November 18, 2010 for unauthorized removal of trees in the RPA. The restoration agreement required that the landowner restore the RPA to its natural state, provide four new trees along the RPA line, and post surety to guarantee the new plantings. To date, the landowner has completely complied with the terms of the restoration agreement and the Division deems this violation resolution as complete.

Water Quality Impact Assessment (WQIA)

Under Sections 23-11 and 23-14 of the County's Chesapeake Bay Preservation ordinance, a water quality impact assessment (WQIA) must be submitted for any proposed land disturbing activity resulting from development or redevelopment within RPAs.

The applicant has submitted the required information as outlined in the *James City County Water Quality Impact Assessment Guidelines*. The applicant has submitted a County *Sensitive Area Activity Application* and a required mitigation plan, both of which are included in the case report packet. The map provided shows features of the proposal along with a mitigation plan for native plantings.

Consideration by the Chesapeake Bay Board

The exception granting body is permitted to require reasonable and appropriate conditions in granting the exception request in accordance with Section 23-14 of the County's Chesapeake Bay Preservation ordinance. The Chesapeake Bay Board is to fully consider Chesapeake Bay Exception CBE-11-101 as outlined and presented above and review the request for exception and the water quality impact assessment. The Board may grant the exception with such conditions and safeguards as deemed necessary to further the purpose and intent of the County's Chapter 23 Chesapeake Bay Preservation Ordinance. Resolutions for granting approval or granting denial of Chesapeake Bay Exception CBE-11-101 are included for the Board's use and decision.

Staff Report prepared by:

Michael P. Majdeski
Senior Inspector

CONCUR:

Scott J. Thomas
Secretary to the Board

Attachments: Sensitive Area Activity Application
Mitigation Plan